

CITY OF SAN ANTONIO
Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

September 21, 2004
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

| | |
|--------------------------------------|--------------------------------------|
| Gilbert Kissling – District 1 | Bradley T. Peel – District Mayor |
| Willie M. Dixon – District 2 | Jody Sherrill – District 7 |
| Helen Dutmer – District 3 | Dr. Morris A. Stribling – District 8 |
| Henry Avila – District 4 | James McAden – District 9 |
| Rita Cardenas-Gamez – District 5 | Steven B. Grau – District 10 |
| Christopher R. Martinez – District 6 | |
| Chairman | |

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for September 21, 2004, at 11:00 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of September 21, 2004 Minutes.
7. Presentation on Advanced Transportation District, presented by VIA.
8. Z2004201 S Dean Hollis/Curtis Thomas, 100 Block of North Loop 1604 West. (*City Council 9*)
9. Z2004148 City of San Antonio, South of Medina River, east of State Highway 16, west of Pleasanton Road and north of South Loop 1604. (*City Council 3*)

 A. Finding of consistency with Master Plan
 B. Recommendation on zoning change request
10. Z2004195 City of San Antonio, 9827 and 9835 Espada Road. (*City Council 3*)

 A. Finding of consistency with Master Plan
 B. Recommendation on zoning change request

11. Z2004207 C Juan Aleman, 412 South Hackberry Street. *(City Council 2)*
 - A. Finding of consistency with Master Plan
 - B. Recommendation on zoning change request
12. Z2004176 Conrad Fragozo, 7236 Military Drive West. *(City Council 6)*
13. Z2004194 S Brown, P. C., 4040 High Ridge Circle. *(City Council 8)*
14. Z2004196 American GI Forum, 4770 Military Drive West. *(City Council 4)*
15. Z2004199 S Jerry Arredondo, 1750 General McMullen, 3207 Weir Avenue and 3230-1 Darby. *(City Council 5)*
16. Z2004202 Raul Alfaro, 805 Gillette Boulevard. *(City Council 4)*
17. Z2004203 Salah Diab, Interstate Highway 35 North and Dinn Drive. *(City Council 2)*
18. Z2004204 Lizabeth Lindsey, 5600 Block of Rittiman Road. *(City Council 2)*
19. Z2004205 Debra Guerrero, 2819 South W. W. White Road. *(City Council 2)*
20. Z2004206 Dennis Isbell, Northside of Wurzbach Road west of Fern Glen. *(City Council 8)*
21. Z2004208 O'Connor –I35 , Ltd., Southwest Side O'Connor Road. *(City Council 10)*
22. Z2004209 Earl & Associates, P. C., Southeast Corner of Villa Lago Drive and Hunt Lane. *(City Council 6)*
23. Z2004211 Callaway Development Corp., 14549 IH 10 West. *(City Council 8)*
24. Z2004212 C S City of San Antonio, IH-10 North, Camp Bullis Military Reservation and Mission Cemetery. *(City Council 8)*
25. Consideration and action of 2004 UDC Annual Update Program Packet "AC" and "B" Amendments.
26. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
27. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2004148

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Zoning Commission postponement from August 3, 2004
and continuance from August 17, 2004

Council District: 3

Ferguson Map: 715 and 716

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From DR Development Reserve District to FR Farm and Ranch District, RP Resource Protection District, and MI-1 Mixed Light Industry District as per exhibit.

Property Location:

Property generally located south of the Medina River; east of State Hwy 16; west of Pleasanton Road; and north of South Loop 1604

Proposal: To remove temporary DR Development Reserve Zoning and apply an appropriate zoning classification to property recently placed in limited purpose annexation by the City of San Antonio.

Neigh. Assoc. None

Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

A. Consistent

The proposed zoning for the area is consistent with the land use categories of Agriculture, Resource Protection and Open Space, and Agriculture and Light Industry approved by City Council on July 22, 2004 for the Southside Initiative Community Plan.

B. Approval

Existing Uses:

The zoning districts proposed are intended to reduce the incompatibility of uses as development occurs in the area. The proposed zoning corresponds with the existing land uses in the area. Currently 2,734 acres are used for agricultural and 204 acres are used for residences. These numbers roughly correspond to the 2,916 acres proposed for FR Farm and Ranch District zoning. Approximately 41 acres have an existing commercial use and approximately 78 acres are proposed for MI-1 Mixed Light Industry District which allows light industrial and limited commercial uses. The 903 acres proposed for RP Resource Protection are publicly owned. The remaining land is used for rights-of-way.

Summary of Proposed Zoning Districts:

Although the proposed zoning districts are compatible with current uses, development may still occur. The

CASE NO: Z2004148

Final Staff Recommendation - Zoning Commission

Farm and Ranch District allows very low density residential development and agricultural related commercial uses by-right. The Flex Development Plan option allows more intense residential and commercial development. However, the type of commercial and residential uses are not equivalent to C-3 General Commercial District and R-6 Residential Single Family District development.

The MI-1 Mixed Light Industry District allows industrial uses as indicated by the use matrix (Table 311-2a). Commercial uses are also allowed if developed as a Commercial Village Center. In addition, commercial uses less than 3,000 square feet, which could include gas stations, convenience stores, and restaurants, are allowed by-right at intersections.

Current Zoning:

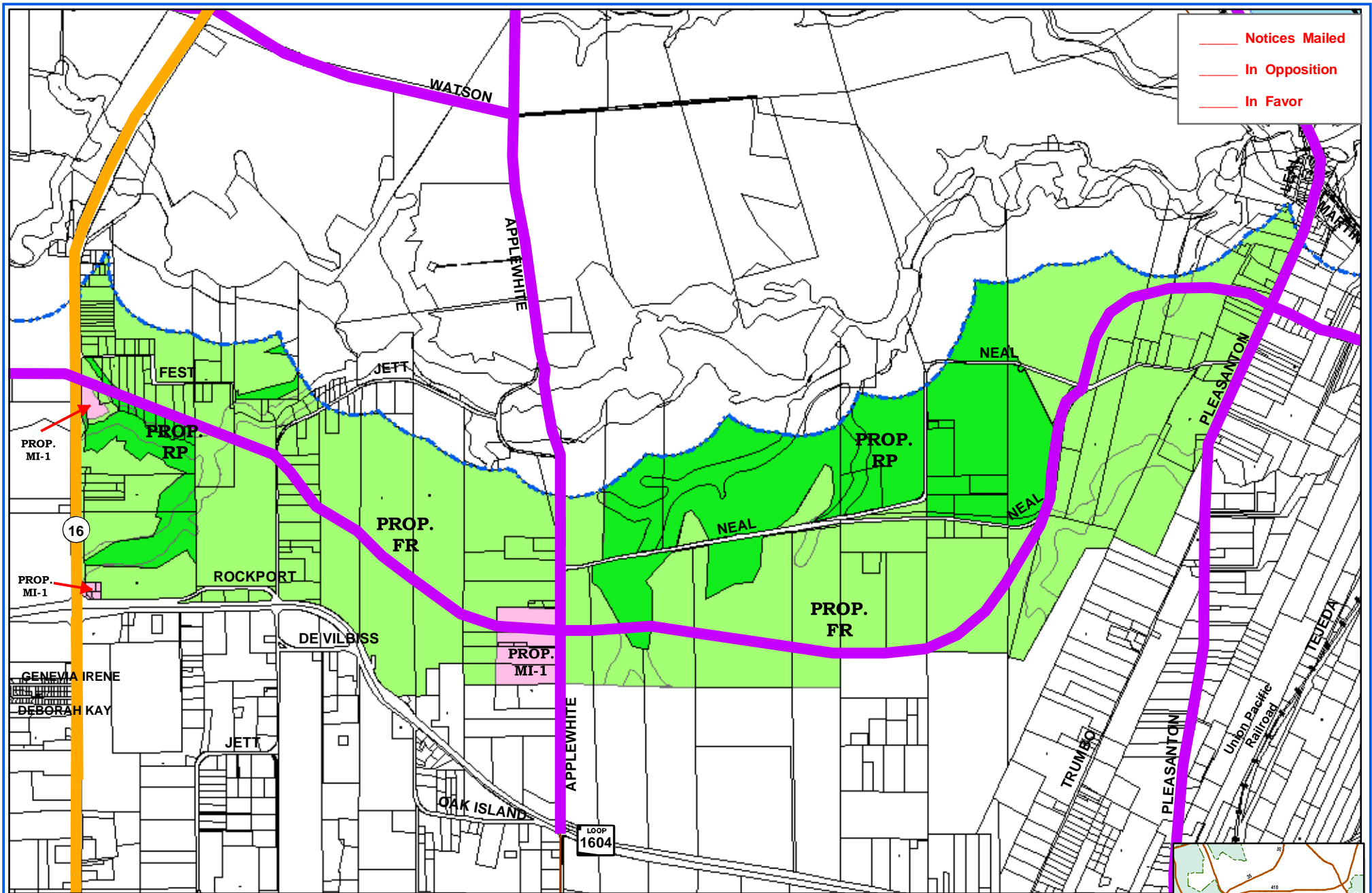
One of the evaluation criteria for a zoning amendment listed in the Unified Development Code (Sec. 35-421) is to evaluate suitability as presently zoned. Zoning did not exist on the subject property prior to limited purpose annexation. The DR Development Reserve District is not appropriate because it is temporary zoning applied to recently annexed property and allows residential development at a density that is too intense for the current infrastructure capacity and may conflict with current uses in the area. Therefore, the proposed zoning and subsequent land use regulation is new to the area but is necessary to allow growth at a pace that respects both the current uses and the changes that may come over time (please see note below).

Future Zoning:

The area south of the Medina River is proposed for very low intensity zoning. One purpose of this is to encourage high intensity development near Loop 410 where infrastructure capacity is greatest. As development occurs southward, property owners may request a land use plan change to allow more intense development as deemed appropriate for individuals and the community over time.

Note: Although Texas Counties have not historically regulated land use, one study* suggests that Texas counties that are rapidly urbanizing are beginning to re-evaluate their regulatory powers to prevent public outcry from the presence of incompatible or undesirable uses. While counties may consider regulating more urban uses, cities are looking to regulate rural lands within their purview. This is evident by the fact that the City of San Antonio has recently adopted a Farm and Ranch District. Both entities are trying to strike a balance where cities and counties meet. (* Tom Nuckols, 8th Annual Conference on [Texas] Land Use Planning Law).

CASE MANAGER : Trish Wallace 207-0215



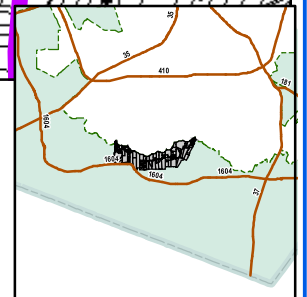
ZONING CASE: Z2004-148

City Council District No. 3 & 4
 Requested Zoning Change
 From: "DR" To "FR," "RP", and "MI-I"
 Date: September 23, 2004
 Scale: 1" = 3000'

Subject Property

200' Notification

T-10
 p.568
 C-5



CASE NO: Z2004176

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Zoning Commission: Continuance from August 17, 2004

Council District: 6

Ferguson Map: 613 F7

Applicant Name:

Conrad T. Fragozo

Owner Name:

Valerie Sinor

Zoning Request: From C-2NA Commercial Nonalcoholic Sales District to C-2 Commercial District.

Property Location: Lot 1, Block 9, NCB 15573

7236 Military Drive West

The southeast corner of W. Military Drive and Westlawn

Proposal: To permit the sale of alcohol incidental to restaurant food.

Neigh. Assoc. Lackland Terrace Neighborhood Association & Cable Westwood Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The property is currently zoned C-2 NA with an existing restaurant on-site. The removal of NA will only allow alcohol sales incidental to food sales. Under the Texas Alcoholic Beverage Code an Alcoholic Beverage License application will be required that may be denied by the Texas Department of Alcoholic Beverage Commission (TABC) if the manner in which the business is operated or the place the business is located is detrimental to the health, safety and welfare of the public. The Code provides opportunities for citizens and government officials to object to the issuance of a license or permit.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2004-176

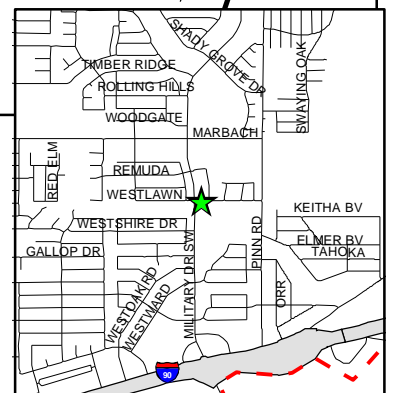
City Council District NO. 6
 Requested Zoning Change
 From: "C2-NA" To "C-2"
 Date: September 21, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

F-7
 p.613



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 (A.Z.)



CASE NO: Z2004194 S

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Zoning Commission continuance from September 7, 2004

Council District: 8

Ferguson Map: 581 B2

Applicant Name:

Brown, P. C.

Owner Name:

The Children's Shelter Foundation

Zoning Request: From MF-33 Multi Family District to RM-6 S Residential Mixed District with a Specific Use Authorization for a child care institution.

Property Location: Block 25, NCB 11620

4040 High Ridge Circle

North of the homes on the north side of Midvale between Ashton Place and Callaghan Road

Proposal: To develop a child care institution

Neigh. Assoc. None

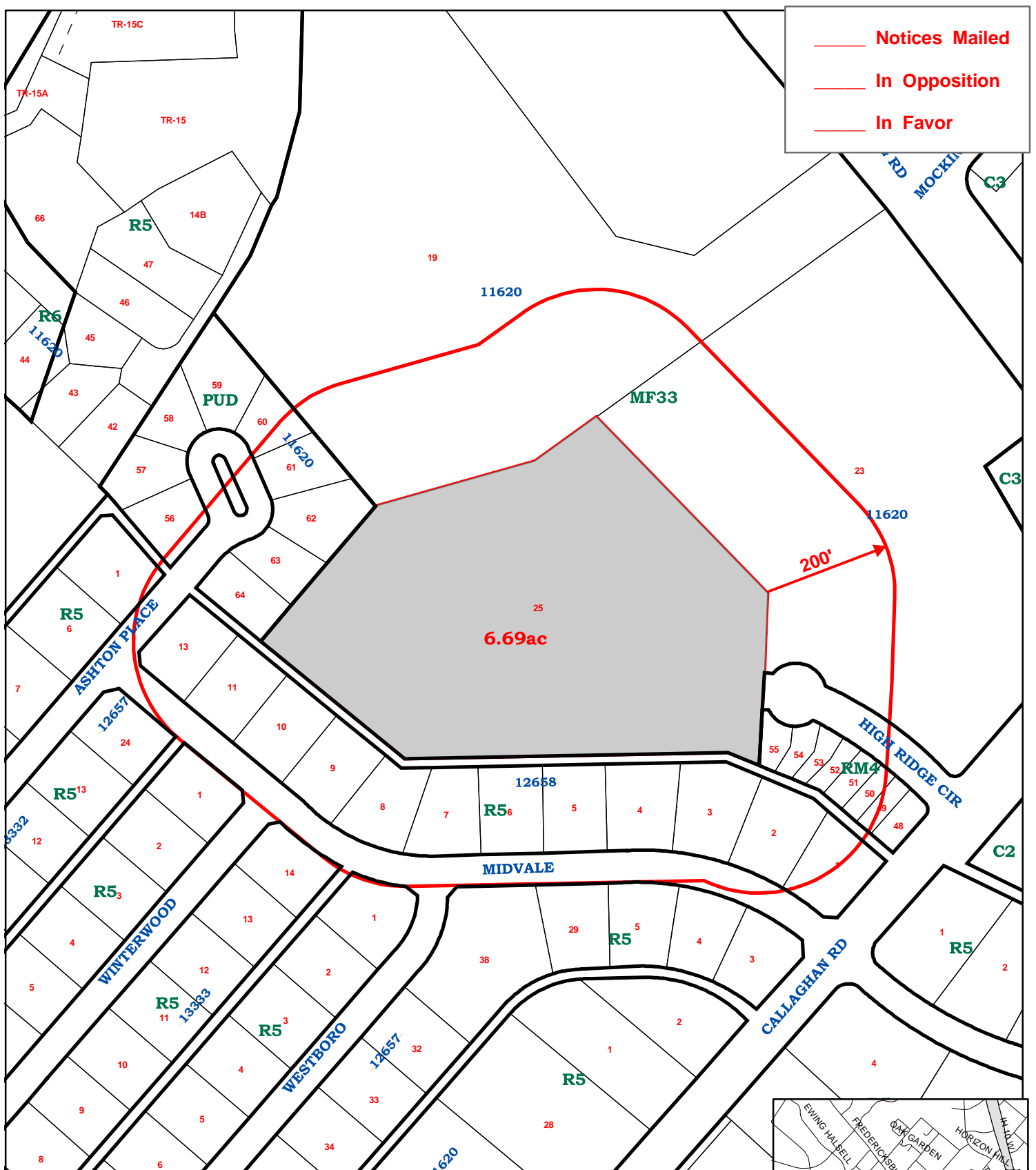
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The requested zoning is compatible with the surrounding zoning and uses. A child care institution is licensed by the Texas Department of Human Services and provides care for more than twelve (12) children for twenty-four (24) hours a day. This use is similar to the previous assisted living facility. The proposed change is a significant decrease in residential density and provides adequate transition between the single family uses to the south and the multi-family zoning to the north.

CASE MANAGER : Richard Ramirez 207-5018



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2004-194

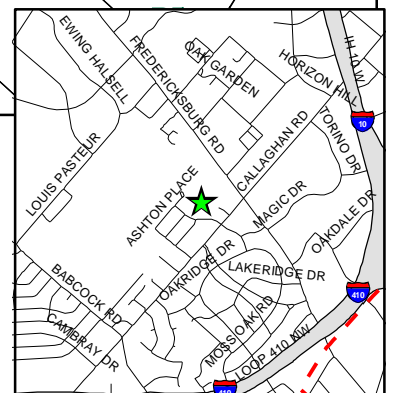
City Council District NO. 8
 Requested Zoning Change
 From: "MF-33" To "RM-6 S"
 Date: September 21, 2004
 Scale: 1" = 200'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

B-2
 p.581



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 (A.Z.)



CASE NO: Z2004195

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 3

Ferguson Map: 683 C4

Applicant Name:

City of San Antonio

Owner Name:

Multiple Properties

Zoning Request: From FR Farm and Ranch District to H FR RIO-6 Historic Farm & Ranch River Improvement Overlay District-6.

Property Location: The southeast 19.95 feet of Lot 16B, NCB 11041; South 179.56 feet of Lot 16B, NCB 11041; South 164.23 feet of north 194.73 feet of Lot 16B, NCB 11041; and Lot 15B save and except northwest 27.84 feet, NCB 11041

9827 and 9835 Espada Road

Property generally located west of Mission Espada and south of Loop 410 South.

Proposal: To declare Historic and within the RIO River Improvement Overlay-6

Neigh. Assoc. None

Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

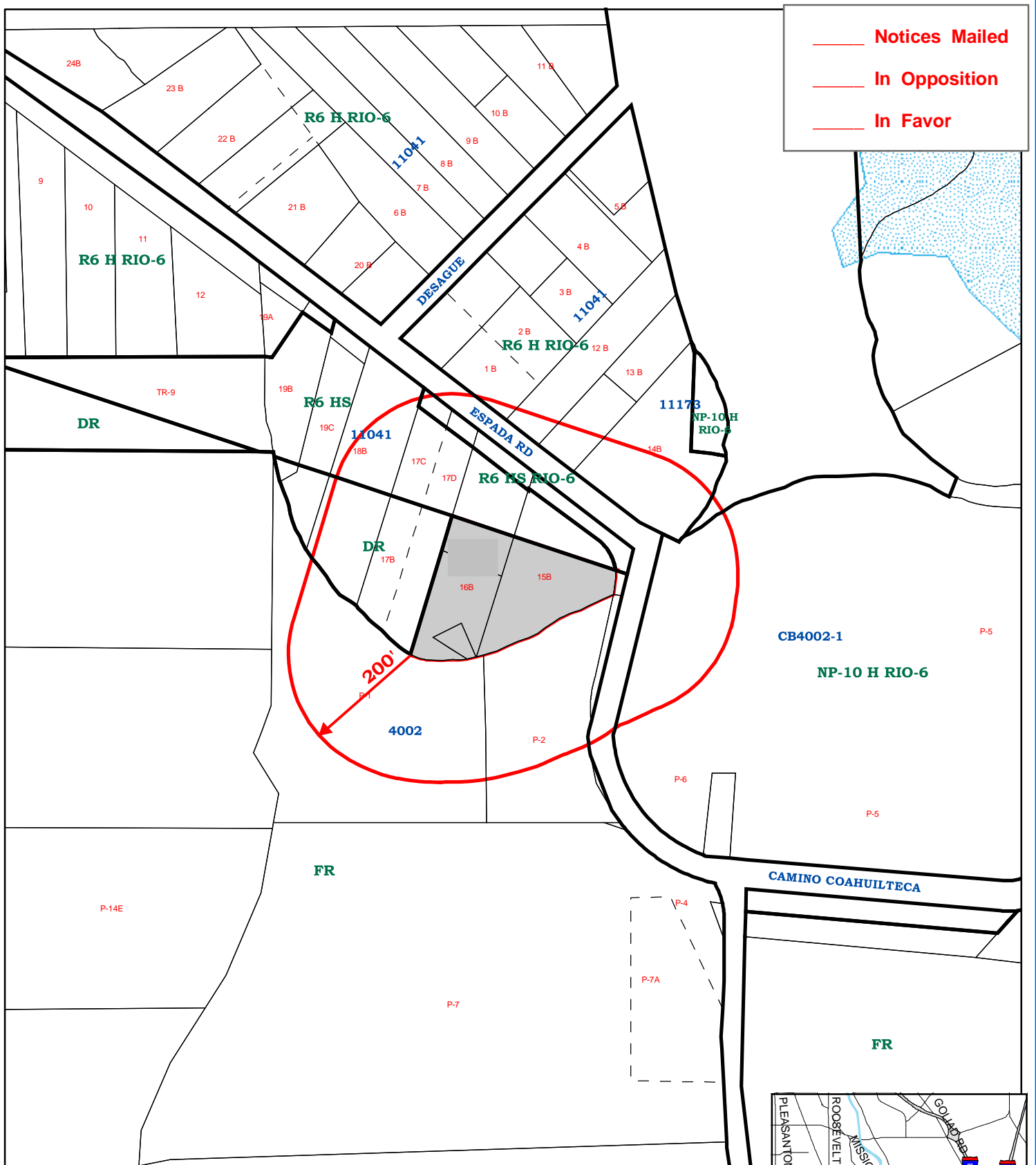
Consistent.

The land use category for the subject property is Agriculture

Approval.

The subject property is due west of Mission Espada and the San Antonio River. The Mission Historic District and the River Improvement Overlay (RIO-6) were recommended for extension by the Historic Design Review Commission on July 7, 2004. The base zoning for the subject property will remain FR Farm and Ranch District.

CASE MANAGER : Trish Wallace 207-0215



ZONING CASE: Z2004-195

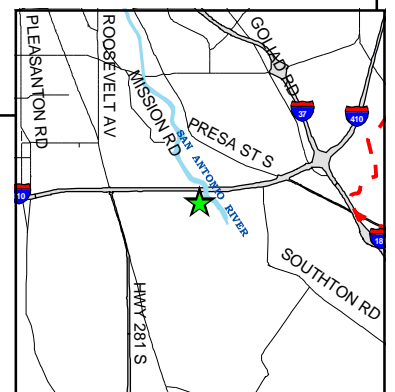
City Council District No. 3
Requested Zoning Change
From: "FR" To "H FR RIO-6"
Date: September 21, 2004
Scale: 1" = 200'



D-4
p.683



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 (A. Z.)



CASE NO: Z2004196

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Zoning Commission continuance from September 7, 2004

Council District: 4

Ferguson Map: 648 D6

Applicant Name:

American GI Forum - National Veterans
Outreach Program, Inc.

Owner Name:

Julio Gonzalez

Zoning Request: From C-3 General Commercial District and MR Military Reservation District to MF-25 Multi-Family District on 18.221 acres out of NCB 15655 and MR Military Reservation District to C-3 Commercial District on .804 acres out of NCB 15655.

Property Location: 19.024 acres out of NCB 15655

4770 Military Drive West

On the southwest corner of West Military Drive and Old Pearsall Road

Proposal: To develop multi-family

Neigh. Assoc. People Active in Community Efforts

Neigh. Plan None

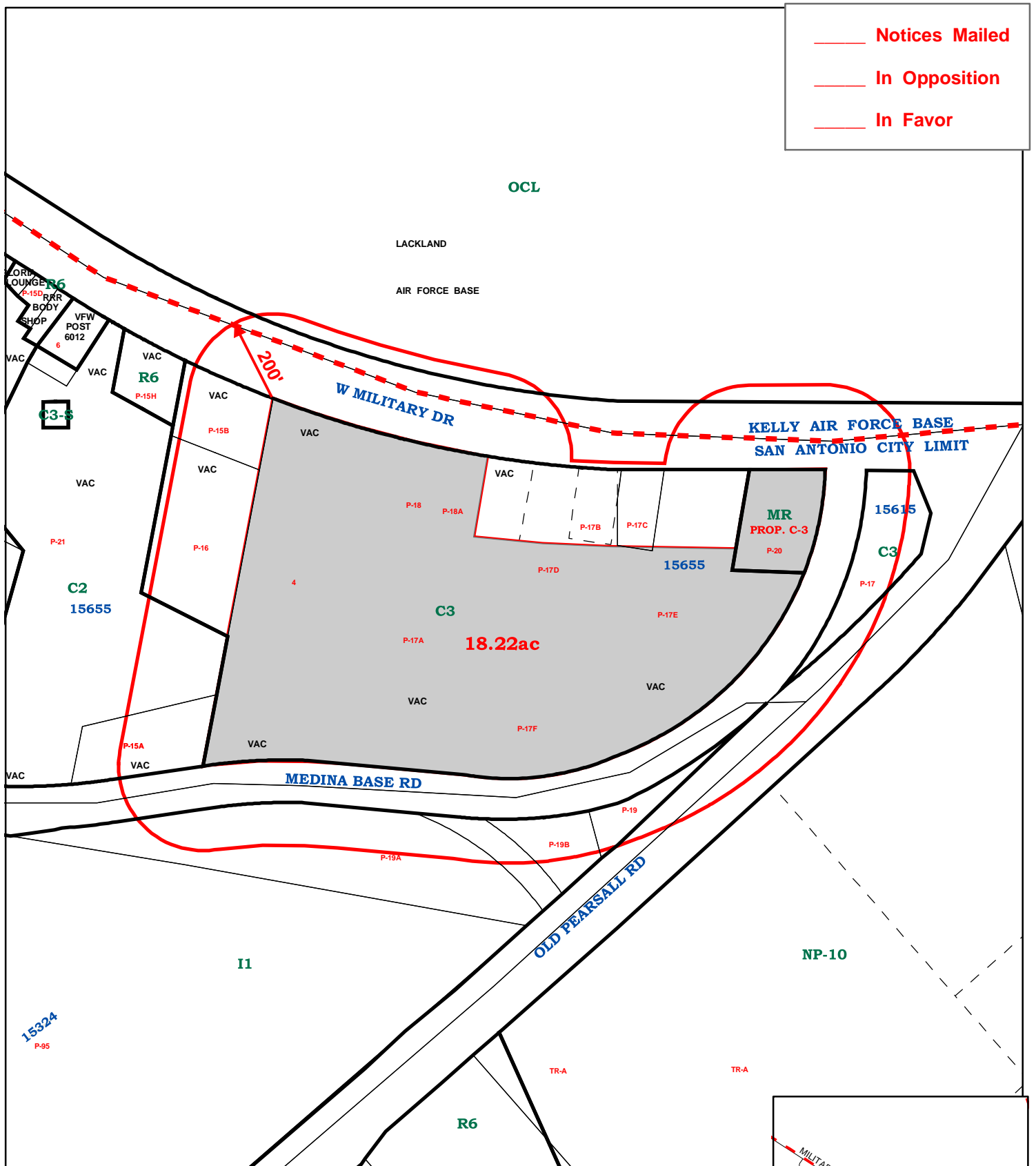
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The subject property is within the 70 dB noise zone for Kelly Field. Residential zoning and uses are not recommended within these noise zones. Multi-family zoning and uses should be located near existing retail and social services. The existing C-3 is appropriate at the intersection of 3 major thoroughfares.

CASE MANAGER : Richard Ramirez 207-5018

- ____ Notices Mailed
- ____ In Opposition
- ____ In Favor



ZONING CASE: Z2004-196

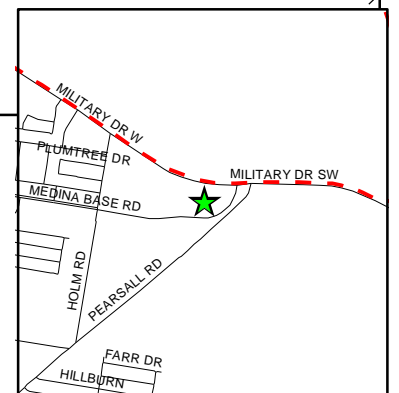
City Council District NO. 4
 Requested Zoning Change
 From: "C-3 and MR" To "MF-25 and C-3"
 Date: September 21, 2004
 Scale: 1" = 300'

- Subject Property
- 200' Notification

E5
p.614



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(A.Z.)



CASE NO: Z2004199 S

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Zoning Commission continuance from September 7, 2004

Council District: 5

Ferguson Map: 615 C8

Applicant Name:

Jerry Arredondo

Owner Name:

4D Holdings, Ltd., Henry Davila, President

Zoning Request: From C-3NA General Commercial District, Nonalcoholic Sales and C-3R General Commercial District, Restrictive Alcoholic Sales to C-3 S General Commercial District with a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Property Location: 4.857 acre tract of land out of NCB 7561 and NCB 14992

1750 General McMullen, 3207 Weir Avenue and 3230-1 Darby

On the north side of Weir Avenue between General McMullen and Aiken Street

Proposal: Mini-storage facility exceeding 2.5 acres

Neigh. Assoc. Thompson Community Association

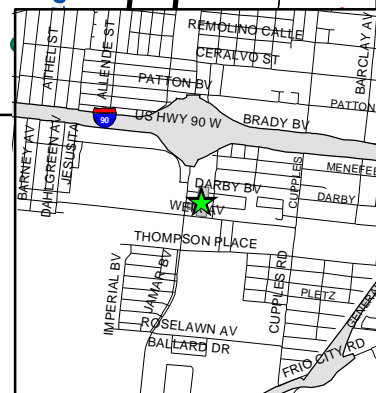
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial as requested and approval of C-3NA S General Commercial District, Nonalcoholic Sales with a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres and C-3R S General Commercial District, Restrictive Alcoholic Sales with a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acre son all but Lot 29 which shall retain the "R" category. Lot A softball field and lounge exist on the subject property. The subject property is adjacent to C-3 General Commercial District, C-3R General Commercial District, Restrictive Alcoholic Sales, C-3NA General Commercial District, Nonalcoholic Sales to the west and north, R-6 Residential Single-Family District to the east. The alcohol restrictions were placed on the property during a comprehensive rezoning with neighborhood input.

CASE MANAGER : Pedro Vega 207-7980



CASE NO: Z2004201 S

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 9

Ferguson Map: 516 E2

Applicant Name:

Dean Hollis & Curtis Thomas

Owner Name:

Mortgage Loan & Agency Company

Zoning Request: From C-3 ERZD General Commercial Edwards Recharge Zone District to C-3 S ERZD General Commercial Edwards Recharge Zone District with Specific Use Authorization for a full service car wash.

Property Location: The west 253.831 of Lot 1, Block 1, NCB 16329
100 Block of North Loop 1604 West

Proposal: To operate a full service car wash.

Neigh. Assoc. None

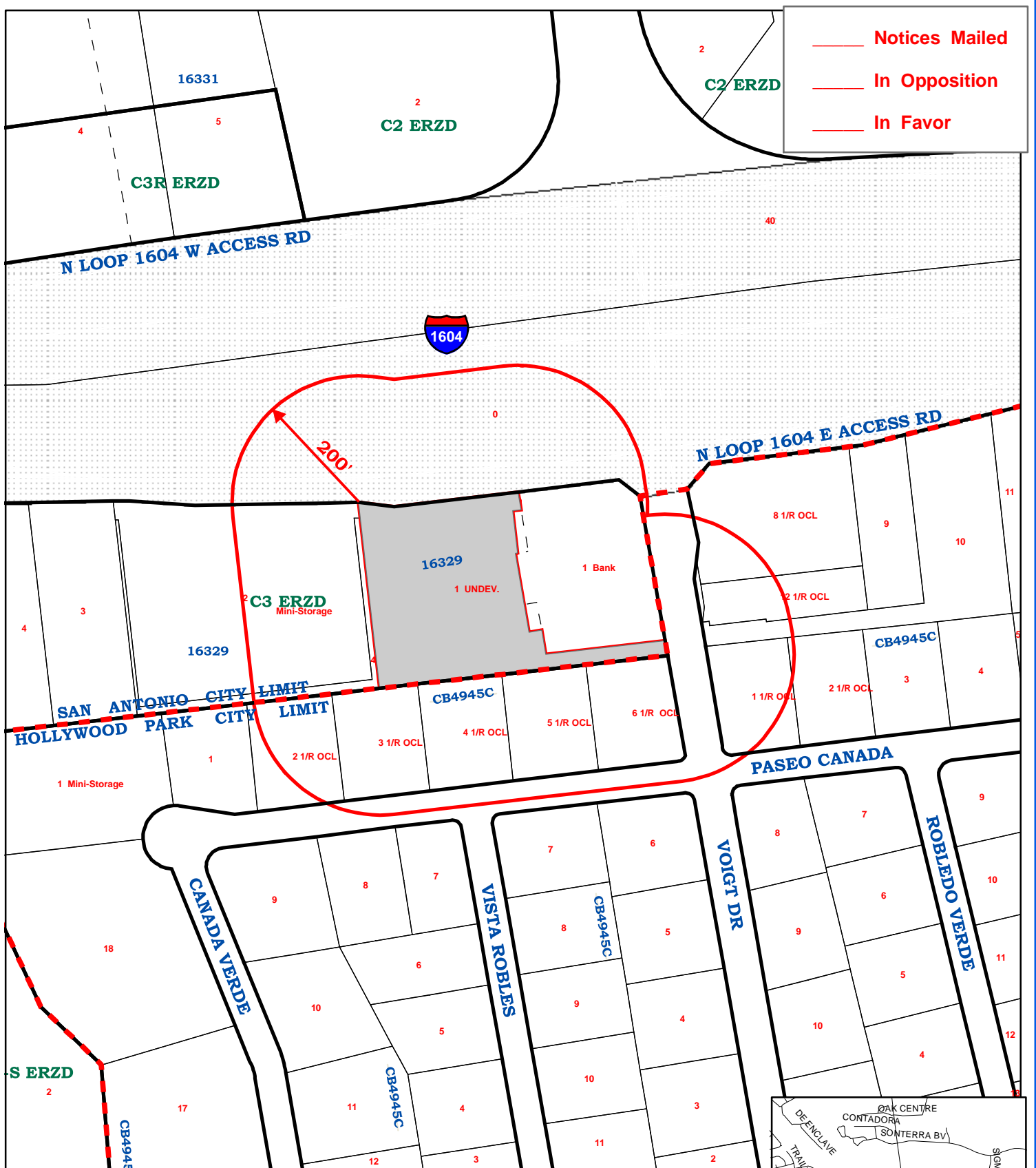
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Unified Development Code requires applicants to request a Specific Use Authorization for a full service carwash when property is within the Edwards Recharge Zone District. SAWS recommends approval of the rezoning request provided that the applicant agrees to abide by all recommendations contained in the evaluation report.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2004-201 S

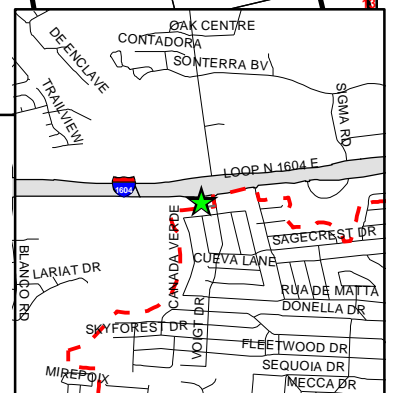
City Council District NO. 9
 Requested Zoning Change
 From: "C-3 ERZD" To "C-3 S ERZD"
 Date: September 21, 2004
 Scale: 1" = 200'

 Subject Property
 200' Notification

E-2
 p.516



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 (A.Z.)



CASE NO: Z2004202

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 4

Ferguson Map: 682 A3

Applicant Name:

Raul Alfaro

Owner Name:

Richard and Dolores Gamboa

Zoning Request: From C-2 Commercial District to C-3NA General Commercial, Nonalcoholic Sales District.

Property Location: Lot 40, Block 83, NCB 11060

805 Gillette Boulevard

The northwest corner of Gillette Boulevard and Rockwell Boulevard

Proposal: Automotive repair shop

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The applicant is requesting a change in zoning to allow an auto repair shop. The subject property is located within a residential single-family neighborhood. The requested C-3 NA zoning allows uses that are not compatible within a residential single-family neighborhood. C-3 NA zoning should be located at major intersections within a commercial node and separated from residential single-family neighborhoods using transitional zoning districts. Given the uses permitted within the requested zoning district and the adjacent homes, C-3 NA would be too intense at this location.

CASE MANAGER : Eric Dusza 207-7442



ZONING CASE: Z2004-202

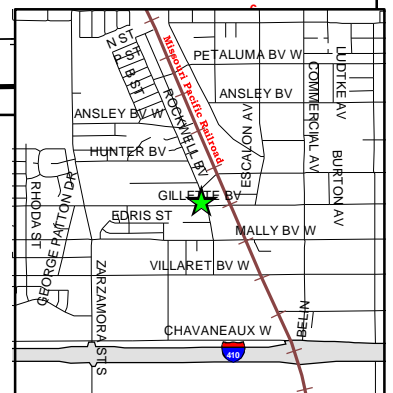
City Council District NO. 4
Requested Zoning Change
From: C-2 To C-3 NA
Date: September 21, 2004
Scale: 1" = 200'

Subject Property
200' Notification

A-3
p.682



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 (A.Z.)



CASE NO: Z2004203

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 2

Ferguson Map: 584 C3

Applicant Name:

Salah E. Diab, P.E.

Owner Name:

Aziz Enterprises of America, Ltd.

Zoning Request: From R-6 Residential Single-Family District to C-3 General Commercial District.

Property Location: Lot 69 and 70, Block 3, NCB 15730

Interstate Highway 35 North and Dinn Drive

Southeast corner of Interstate Highway 35 North and Dinn Drive

Proposal: To operate a car lot

Neigh. Assoc. Park Village Neighborhood Association

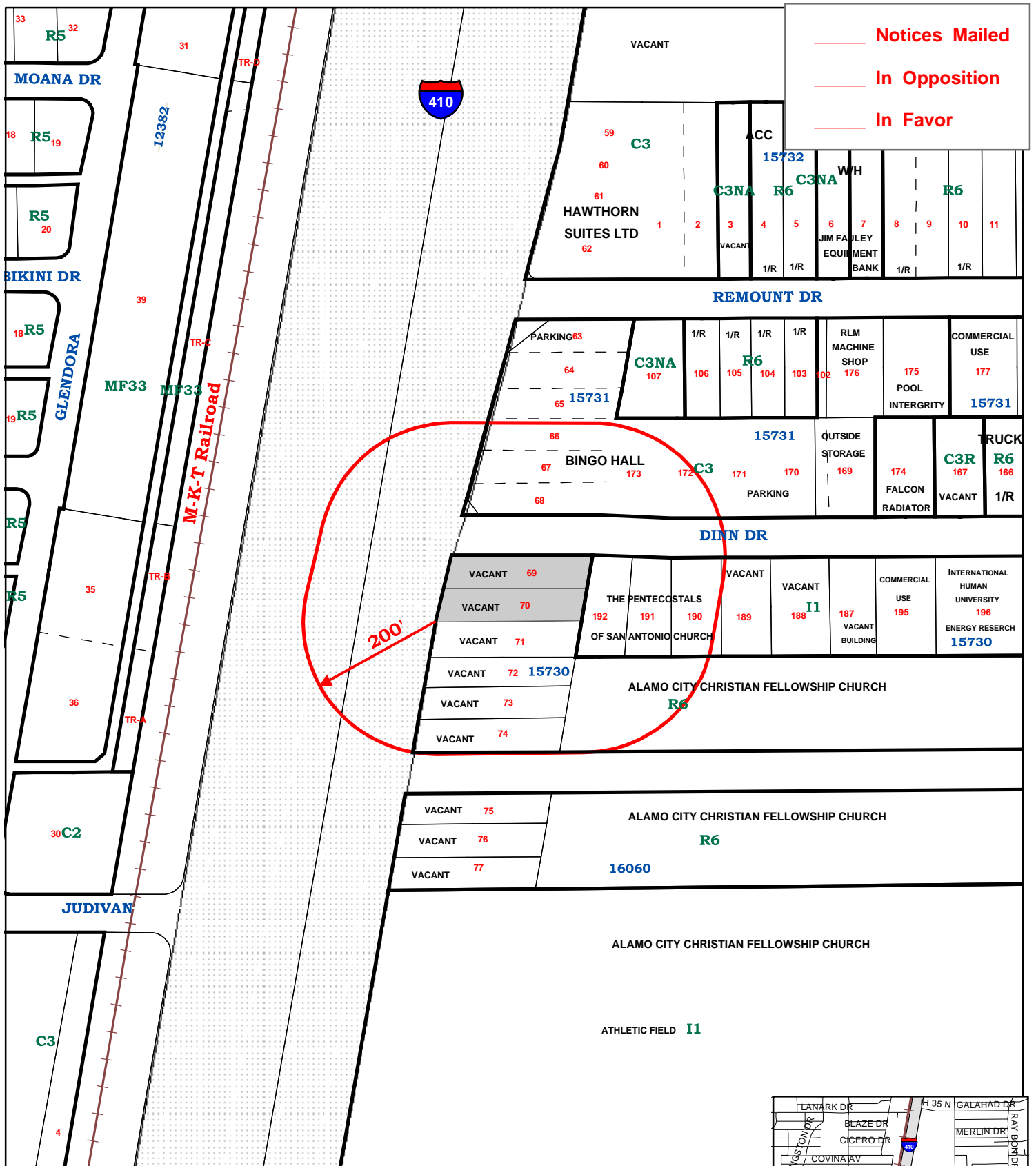
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property contains frontage on the access road of Interstate Highway 35 North and is undeveloped. The subject property is adjacent to R-6 Residential Single Family District to the south (Vacant), I-1 General Industrial District to the east (The Pentecostals of San Antonio Church) and C-3 General Commercial District across the street to the north (Bingo Hall). The C-3 General Commercial District is compatible with the commercial development and zoning in the area.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: Z2004-203

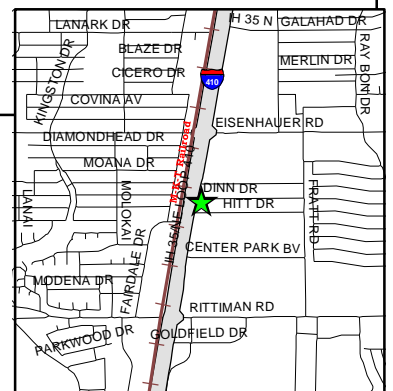
City Council District NO. 2
 Requested Zoning Change
 From: R-6 To C-3
 Date: September 7, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

E-3
 p.584



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 (A.Z.)



CASE NO: Z2004204

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 2

Ferguson Map: 585 A4

Applicant Name:

Lizabeth Powell Lindsey

Owner Name:

Lizabeth Powell Lindsey

Zoning Request: From R-6 Residential Single-Family District to I-1 General Industrial District and C-3NA General Commercial District, Nonalcoholic Sales.

Property Location: 42.764.acres out of NCB 15828

5600 Block of Rittiman Road

Northside of Rittiman road west of Castle Cross Drive

Proposal: For development and sell portions of the property.

Neigh. Assoc. East Village Neighborhood Association

Neigh. Plan None

TIA Statement: A Level 1Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1Traffic Impact Analysis (TIA) for the Crash Parts of Texas re-zone. The analysis is in compliance with TIA Ordinance 91700.

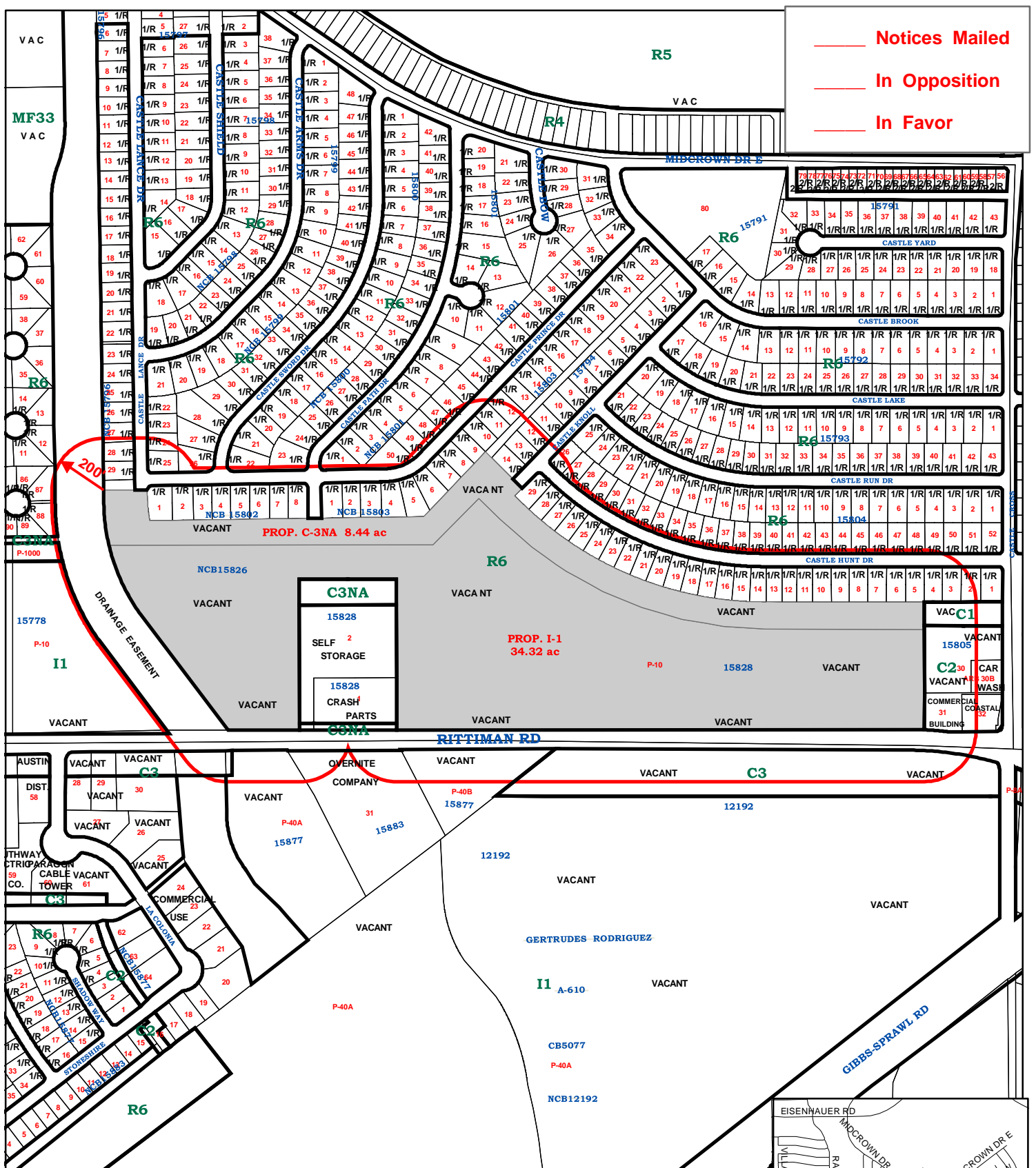
Staff Recommendation:

Denial. The subject property is undeveloped and located on Rittiman Road a major thoroughfare. The subject property is adjacent to R-6 Residential Single Family District to the north, C-1 Commercial District and C-2 Commercial District to the east, a drainage easement to the west and I-1 General Industrial District and C-3 General Commercial District across (Rittiman Road) the street to the south.

The I-1 district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. I-1 should be separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

A mixed use development such as commercial and multi-family would be more appropriate at this location.

CASE MANAGER : Pedro Vega 207-7980

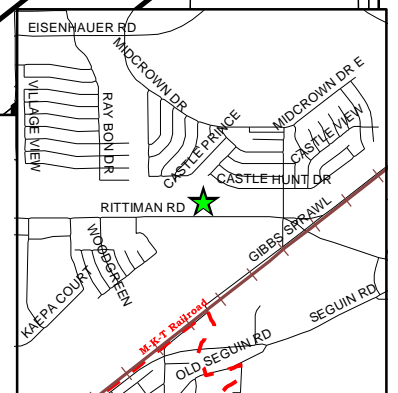


ZONING CASE: Z2004-204

City Council District NO. 2
Requested Zoning Change
From: R-6 To I-1 and C-3NA
Date: September 21, 2004
Scale: 1" = 500'

Subject Property
 200' Notification

B-4
 p.585
 C:\sept_7_2004
 (A.Z.)



CASE NO: Z2004205

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 2

Ferguson Map: 652 D5

Applicant Name:

Debra Guerrero

Owner Name:

Stanley Wayne Shipman

Zoning Request: From R-5 Residential Single-Family District to MF-33 Multi-Family District.

Property Location: Lot F, NCB 10779

2819 South W. W. White Road

West side of South W.W. White Road north of Theis Drive

Proposal: To construct a 172-unit multi-family residential apartment complex

Neigh. Assoc. Pecan Valley Neighborhood Association (Within 200 feet of the development project)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is a 1.01-acre tract of land and a small portion of a much larger 9.3475-acre tract proposed for the development of a 172-unit multi-family residential apartment complex. The subject property fronts W.W. White, a Primary Arterial Type A. The subject property has two small older vacant residential buildings located along the northern property line amongst an abundance of vegetation. The property along South W.W. White is primarily a mixture of residential and commercial with several industrial districts and uses. The subject property is situated between an I-1 Zoning District and use to the south and an MF-33 zoning district with a vacant single-family home to the north. The proposed multi-family use will add to the existing mixed-uses along WW White and will provide an adequate buffer and transition between the industrial district and the residential and commercial uses and districts to the north.

CASE MANAGER : Christie Chapman 207-8389

CASE NO: Z2004206

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 8

Ferguson Map: 549 A6

Applicant Name:

Dennis Isbell

Owner Name:

Grace Baptist Temple

Zoning Request: From RM-4 PUD Residential Mixed Planned Unit Development District to RM-4 Residential Mixed District.

Property Location: 7.059 acres out of NCB 14794

Northside of Wurzbach Rd. 70 feet west of Fern Glen

Northside of Wurzbach Road 70 feet west of Fern Glen

Proposal: To remove the PUD overlay district and to build new church facilities

Neigh. Assoc. None

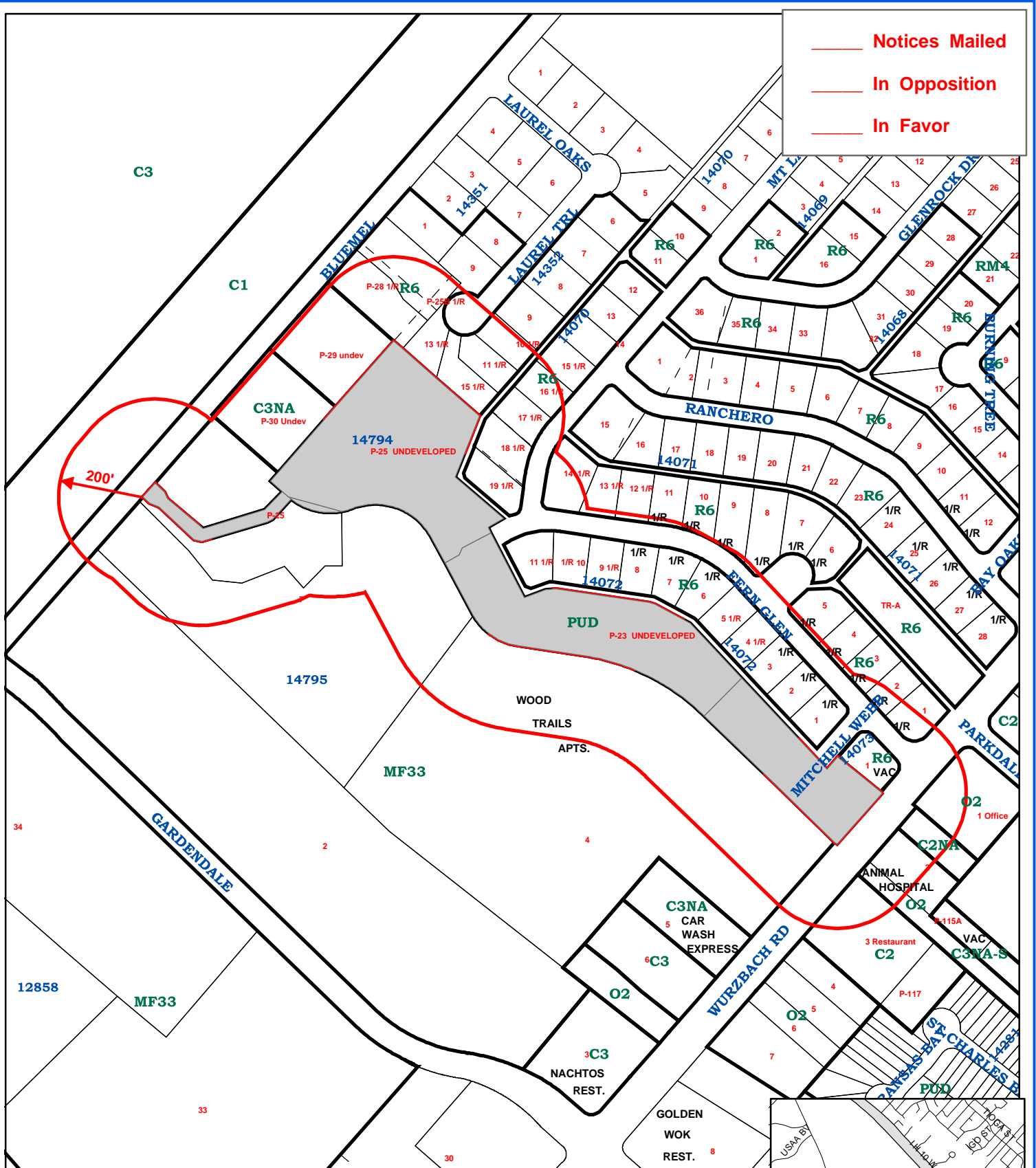
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The applicant is requesting the removal of the Planned Unit Development overlay district on the subject property that stretches from Wurzbach Road to Bluemel Street. The base zoning will remain RM-4 Residential Mixed District and serve as a good transitional district between the single-family residential neighborhood to the north east and the multi-family zoning to the southwest.

CASE MANAGER : Fred Kaiser 207-7942



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: **Z2004-206**

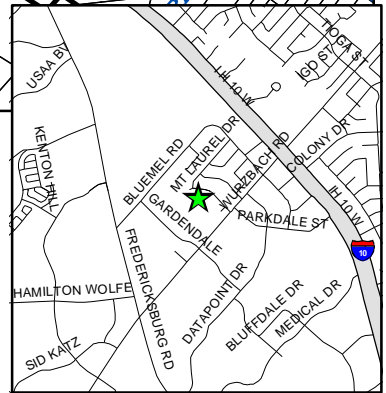
City Council District NO. 8
 Requested Zoning Change
 From: "RM-4 PUD" To "RM-4"
 Date: September 21, 2004
 Scale: 1" = 300'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

A-6
 p.549



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 (A.Z.)



CASE NO: Z2004207 C

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 2

Ferguson Map: 617 B6

Applicant Name:

Juan Aleman

Owner Name:

Juan Aleman

Zoning Request: From RM-4 Residential Mixed District to C-2NA C Commercial District, Nonalcoholic Sales with conditional use for a Used Car Lot.

Property Location: Lot 1, Block 21, NCB 618

412 South Hackberry Street

Southeast corner of South Hackberry Street and Wyoming Street

Proposal: To operate a used car lot

Neigh. Assoc. Nevada Street Neighborhood Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Inconsistent.

The Plan identifies this area as residential and the current land use of surrounding parcels is single-family residential or neighborhood commercial. A conditional C-2 zoning that allows for a used car lot is not compatible with the adjacent and surrounding single-family residential and neighborhood commercial uses. The applicant has applied for a plan amendment to be heard by the Planning Commission October 13, 2004.

Denial. The subject property is undeveloped and is adjacent to RM-4 Residential Mixed District to the east, south, across South Hackberry Street to the west and RM-4 S Residential Mixed District across Wyoming Street to the north. The C-2NA C Commercial District, Nonalcoholic Sales with conditional use for a Used Car Lot would not be appropriate at this location. Furthermore the subject property is too small to accommodate automobile sales with required set-backs, side yards and screening.

CASE MANAGER : Pedro Vega 207-7980



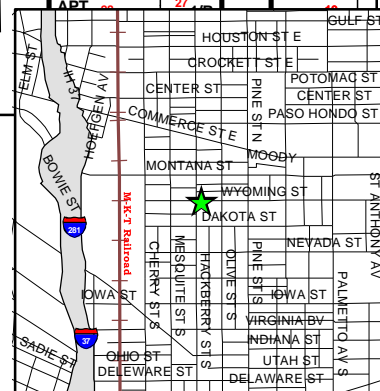
ZONING CASE: Z2004-207 C

City Council District NO. 2
 Requested Zoning Change
 From: RM-4 To C2NA C
 Date: September 21, 2004
 Scale: 1" = 200'

Subject Property
 200' Notification

B-6
 p.617

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CASE NO: Z2004208

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 10

Ferguson Map: 553 C4

Applicant Name:

O'Connor -I35, Ltd.

Owner Name:

Mike J. Claypool, O'Connor -I35, Ltd.

Zoning Request: From I-1 IH-1 General Industrial District (Northeast Gateway Corridor Overlay District 1) and C-3 IH-1 Commercial District (Northeast Gateway Corridor Overlay District 1) to C-3 IH-1 Commercial District (Northeast Gateway Corridor Overlay District 1).

Property Location: 3.53 acres out of NCB 14952

Southwest side O'Connor Road

Southwest side O'Connor Road between Interstate Highway 35 North and Randolph Boulevard

Proposal: Bank and shopping/retail center

Neigh. Assoc. Royal Ridge Neighborhood Association (Within 200 feet) and Randolph Hills Civic Club (Within 200 feet)

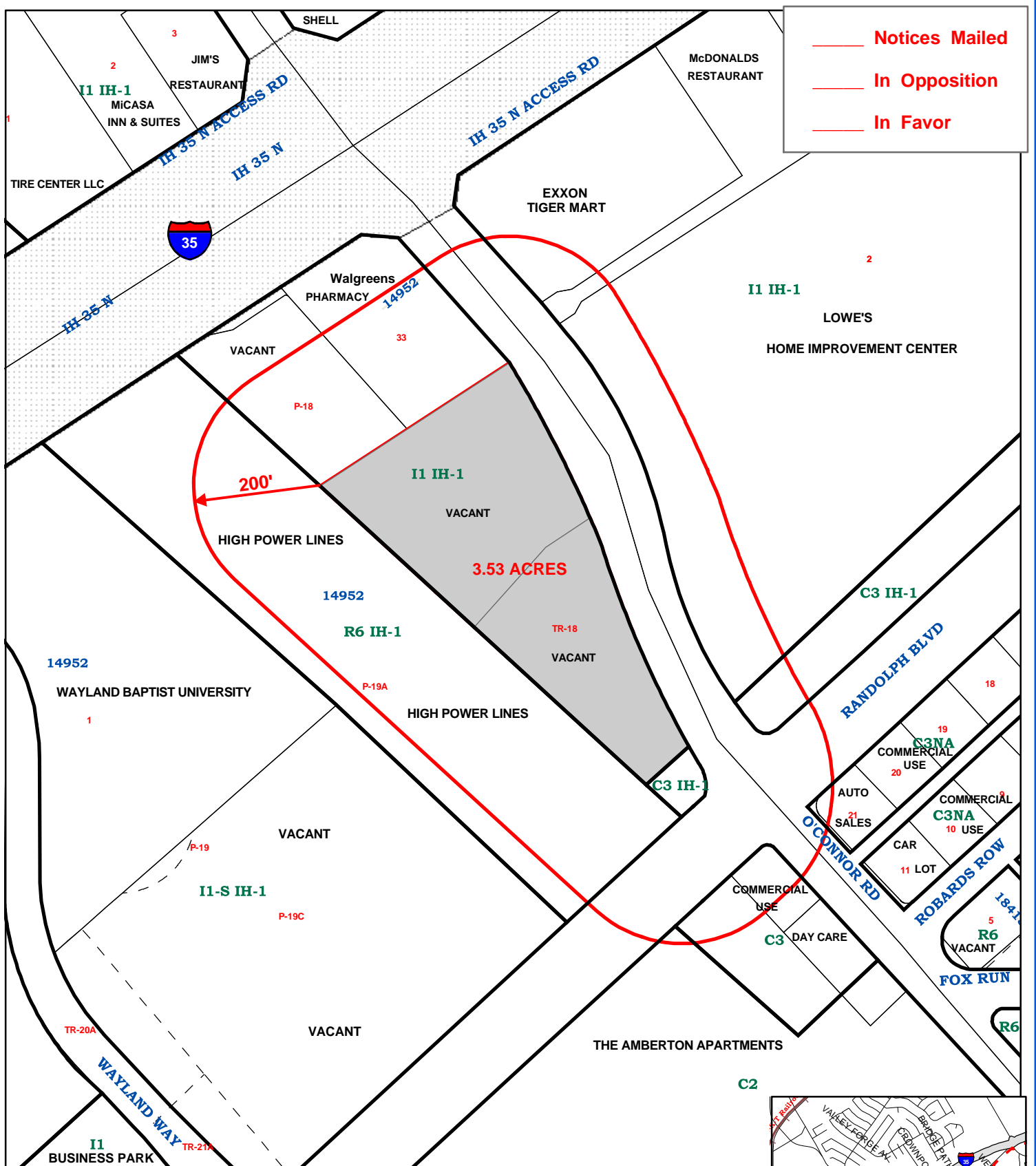
Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for 3.66 O'Connor Subdivision re-zone. The analysis is in compliance with TIA Ordinance 91700.

Staff Recommendation:

Approval. The subject property is undeveloped and is located on O'Connor road. The subject property is adjacent to R-6 IH-1 Residential Single Family District (Northeast Gateway Corridor Overlay District 1) to the southwest (High Power Lines), I-1 IH-1 General Industrial District (Northeast Gateway Corridor Overlay District 1) to the northwest (Vacant and Walgreens Pharmacy) and across O'Connor Road to the northeast (LOWE'S). The subject property is within the Interstate Highway 35 North and O'Connor Road commercial node. The C-3 IH-1 General Commercial District (Northeast Gateway Corridor Overlay District 1) is compatible with the development pattern and zoning along O'Connor Road.

CASE MANAGER : Pedro Vega 207-7980



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

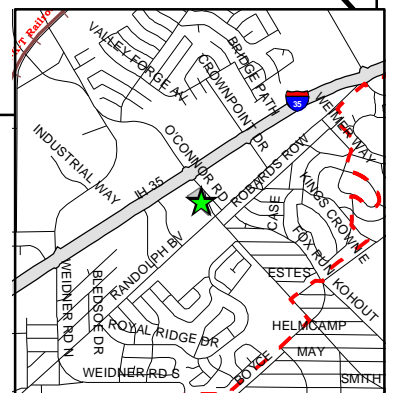
ZONING CASE: Z2004-208

City Council District NO. 10
 Requested Zoning Change
 From: I-1 IH-1 To C3 IH-1
 Date: September 21, 2004
 Scale: 1" = 200'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

C-3.4
 p.553

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CASE NO: Z2004209

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 6

Ferguson Map: 613 A6

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Lakeside Properties, Ltd.

Zoning Request: From C-2 Commercial District to R-5 Residential Single-Family District.

Property Location: Lot P-4, Block 33, NCB 17875

Southeast corner of Villa Lago Drive and Hunt Lane

Proposal: To be developed in conjunction with the surrounding single-family community.

Neigh. Assoc. None

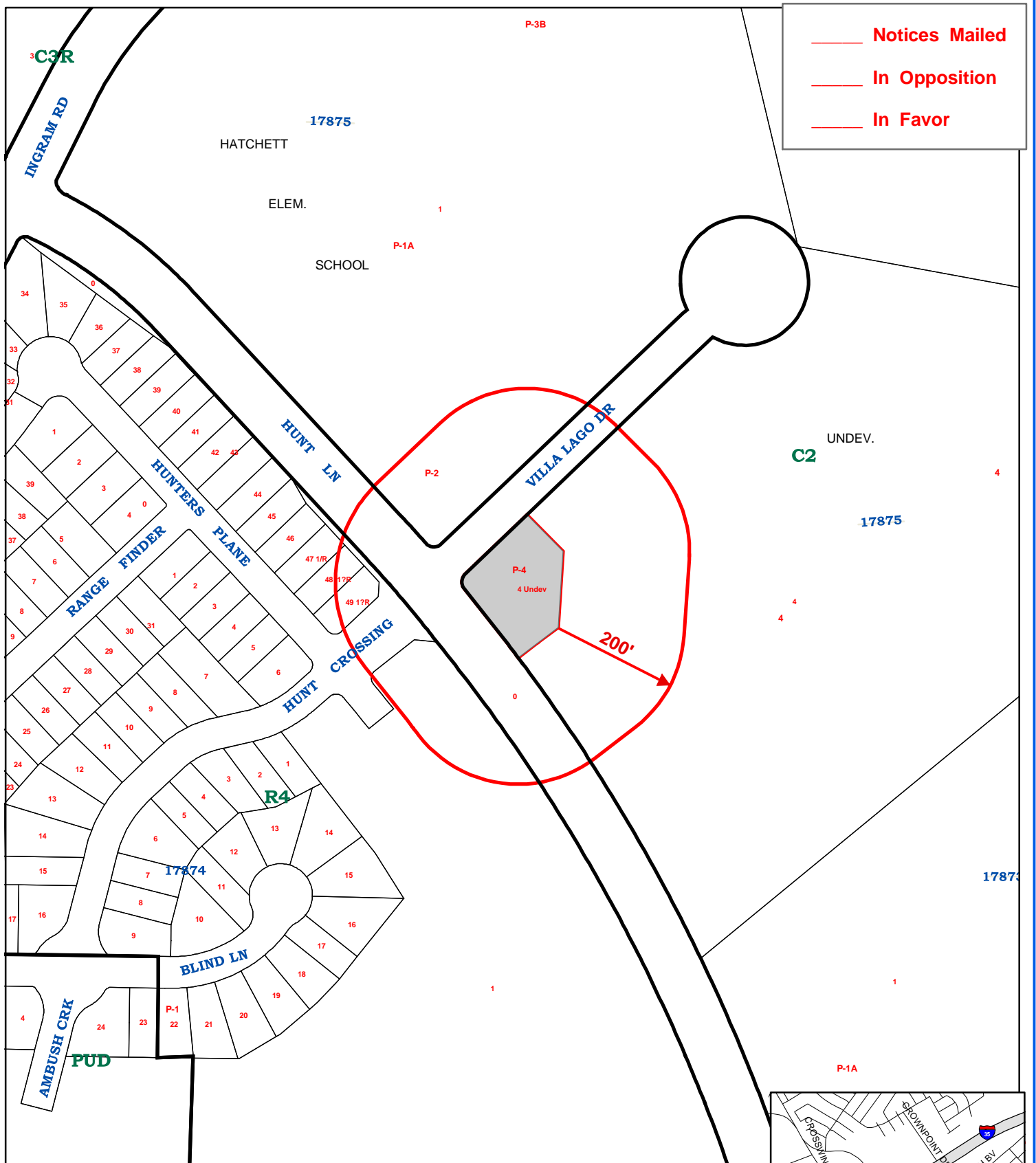
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is a remnant of land purposely excluded in a previous rezoning request involving a single-family development. The applicant is returning to complete the rezoning of the proposed development. The requested zoning is consistent with the development pattern in the area.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2004-209**

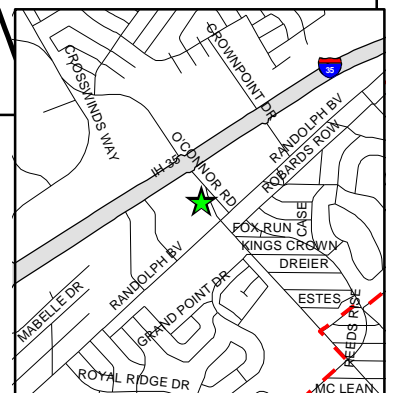
City Council District NO. 6
Requested Zoning Change
From: "C-2" To "R-5"
Date: September 21, 2004
Scale: 1" = 200'



A-5
p.613



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CASE NO: Z2004211

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 8

Ferguson Map: 479 E2

Applicant Name:

Callaway Development Corp.

Owner Name:

Boerne Stage Crossing Limited Partnership

Zoning Request: From C-2 Commercial District and C-2 GC1 Commercial Gateway Corridor 1 District to MF-25 Multi-Family.

Property Location: 16.45 acres out of NCB 16390
14549 IH 10 West

Proposal: To construct an apartment complex.

Neigh. Assoc. None

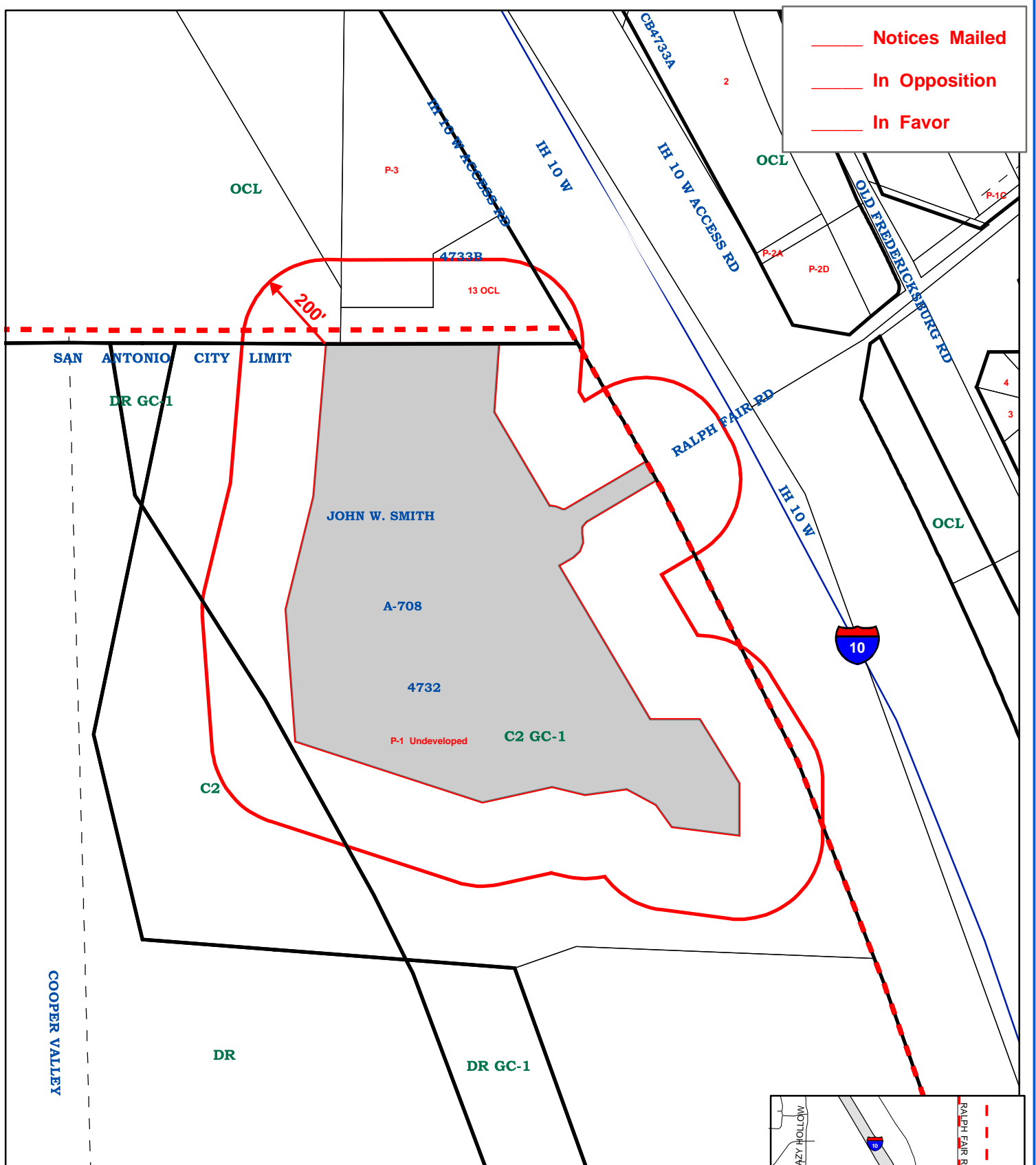
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested and approval of MF-25, GC-1 Multi-Family Gateway Corridor 1 District. Staff cannot support removal of the Gateway Corridor Overlay. Adequate access is available to the site from Ralph Fair Drive and I.H. 10 to support multi-family development. Multi-family development is appropriate at this location.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2004-211

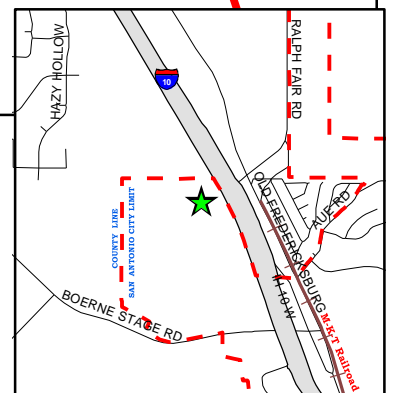
City Council District NO. 8
 Requested Zoning Change
 From: "C-2, C-2 GG-1" To "MF-25"
 Date: September 21, 2004
 Scale: 1" = 300'



C-3.4
 p.553



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CASE NO: Z2004212CS

Final Staff Recommendation - Zoning Commission

Date: September 21, 2004

Council District: 8

Ferguson Map: 480 A4

Applicant Name:

City of San Antonio

Owner Name:

Multiple Property Owners

Zoning Request: From PUD R-6 and PUD R-6 GC-1 to PUD R-6 and PUD R-6 GC-1 on 251.03 acres; From R-6 and R-6 GC-1 to PUD C-2 GC-1 on 30.62 acres; From R-6 GC-1 to PUD C-2 GC-1 on 3.257 acres; From R-6 GC-1 to PUD C-1 GC-1 on 5.513 acres; From PUD R-6 GC-1 to PUD C-1 GC-1 on 4.218 acres; From R-6 GC-1, PUD R-6 GC-1, PUD R-6, PUD RM-4 GC-1 and R-20 to PUD R-6 S GC-1 for a Golf Course accessory to a Residential Subdivision and PUD R-6 S for a Golf Course accessory to a Residential Subdivision on 560.28 acres save and except Blocks 23, 24, 25, 26, and 27, NCB 16385; From PUD R-6 to PUD R-6 on Blocks 23 through 27, NCB 16385; From R-6 GC-1 and R-6 to PUD MF-25 on 69.0390 acres; From R-6 to PUD O-1 on 4.379 acres; From R-6 to PUD C-2 C for a Private Club on Lot 1, Block 14, NCB 34753A; From R-6 and R-6 GC-1 to PUD C-2 C for a Private Club and PUD C-2 C GC-1 for a Private Club on 17.87 acres; From PUD R-6 and R-6 to PUD R-6 C for a Homeowners Association Office; and From PUD R-6 GC-1, C-2 GC-1, C-2, PUD R-6, and PUD RM-4 GC-1 to PUD R-6 and PUD R-6 GC-1 on 1081.35 acres save and except 351.208 acres and save and except Lot 1, Block 14, NCB 34753A.

Property Location: Area generally bounded by IH-10 North on the west, Camp Bullis Military Reservation on the east, and Mission Cemetery on the south

Dominion Drive and IH 10 West

Dominion Drive and IH 10 West

Proposal: Apply PUD designation and other appropriate zoning classifications to private street-developed annexed property

Neigh. Assoc. Dominion Neighborhood Association

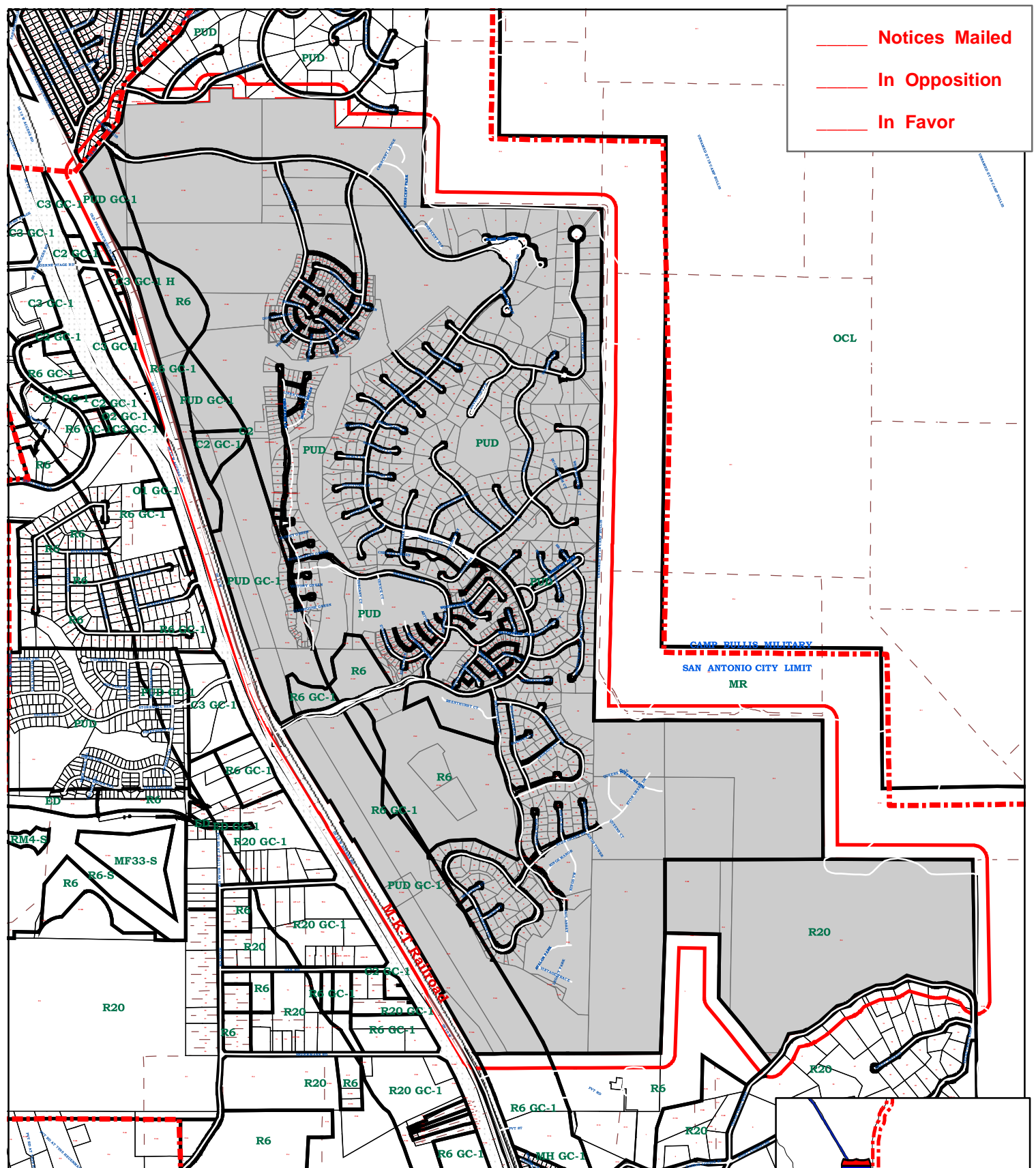
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject properties were part of an annexation in 1998. It is the policy of the City to rezone annexed property appropriately. The City began a large-area rezoning for the subject property in 1999. The subject case is to complete that process (appropriate zoning) including applying the Planned Unit Development (PUD). The proposed rezoning plan provides for appropriate transition from IH 10, through the golf course, to the large lots in the rear.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: Z2004-212 CS

City Council District NO. 8
Requested Zoning Change

Date: September 21, 2004
Scale: 1" = 1800'

■ Subject Property

○ 200' Notification

C-5
p.568



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